

June 7, 2010

Utica, NY - Today, U.S. Rep. Michael Arcuri (NY-24) joined state and city officials and representatives from Housing Visions Consultants, Inc. (HVC) at a groundbreaking ceremony for the Kemble Square Neighborhood Revitalization and Affordable Housing Project in Utica, NY. The \$9.2 million project, which will provide 37 units for low-income families and veterans, was jumpstarted with \$3,824,863 in Tax Credit Assistance Program (TCAP) funding through the American Recovery and Reinvestment Act (Recovery Bill).

"Many affordable housing projects funded by tax credits were forced to slow or, in some cases, stall their progress because of the economic downturn," **said Arcuri**. "The TCAP funding provided by the Recovery Bill is filling in the gaps and reviving these projects like Kemble Square-creating jobs, providing much needed affordable housing, and helping to revitalize the Cornhill neighborhood."

"Kemble Square complements the previous work completed by Housing Visions in the past, and is an example of sustainable neighborhood revitalization," **said Kenyon M. Craig, President of Housing Visions Consultants, Inc**.

"Kemble Square is one of the many affordable housing developments throughout the state that are getting a boost through the federal stimulus Tax Credit Assistance Program (TCAP)," **said Brian Lawlor, Commissioner of the NYS Division of Housing and Community Renewal**. "Financing for this project includes \$3.8 million in TCAP funds to jumpstart the rehabilitation of four dilapidated buildings and the construction of four others, and transform them into attractive affordable apartments that will enhance the quality of life in Utica. Congratulations to Housing Visions, the City of Utica, and the people who will call Kemble Square home."

HVC will construct and manage 37 units that will provide quality, affordable housing for families whose income is 60% or below the Area Median Income. Six units will be set aside for qualified veterans at risk of becoming homeless with supportive services through the Syracuse VA Medical Center. Additionally, this project will retain or create 26 jobs.

Development will take place along the 1200 and 1400 Block of Kemble St., the 700 Block of Noyes St., and 100 Block of Hobart St in the Cornhill neighborhood of Utica. HVC acquired 10 properties, which included seven buildings and four vacant lots. Project will include the substantial rehabilitation of four buildings, demolition of three buildings, and construction of four new buildings. The first floor of one of the rehabilitated buildings will provide an on-site management office and a tenant community space with a laundry facility and computer lab. The project will also adhere to the Green Building Initiative and Energy Efficiency requirements of the New York State Division of Housing and Community Renewal (DHCR).

This funding is part of \$253 million in federal Tax Credit Assistance Program (TCAP) funds available to New York State through the Recovery Bill. The awards are allocated to the DHCR and used to revive stalled projects by supplying necessary funding. Before the financial downturn, Low Income Housing Tax Credits were one of the most reliable sources of equity for affordable housing projects. However, the meltdown of the housing and financial markets caused the tax credits to lose 25 percent or more of their value, creating funding gaps for many affordable housing projects that relied on the credits.

In addition to the Recovery Bill funding for TCAP, Kemble Square will utilize the following funding sources: \$5.4 million in Equity from the National Equity Fund, Inc. through Federal Low Income Housing Tax Credits and \$6.9 million Construction Financing by KeyBank, National Association. The total project cost is \$9.2 million.

For additional information about the Kemble Square Neighborhood Revitalization and Affordable Housing Project or Housing Visions Consultants, Inc., please visit their website at <http://www.housingvisions.com> or contact Justin Rudgick at 315-472-3820.

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